

PLANNING AND ZONING COMMISSION
Monday, October 12, 2009 – MINUTES – Regular Session

Call to Order: Time In: 7:00 p.m.

The Planning and Zoning Commission of the Village of Canal Winchester met on the above date for a regular session and was called to order by Mr. Christensen.

Roll Call

Present: Mr. Christensen, Mr. Graber, Mr. Knowlton, Ms. Solomon, Mr. Vasko and Mr. Wynkoop. Mr. Wynkoop made a motion to excuse Dr. Konold. Mr. Vasko seconded the motion.

VOTE: AYES: Christensen, Graber, Knowlton, Solomon, Vasko and Wynkoop
 NAYS:
 Motion Carried.

Approval of Minutes

Mr. Knowlton made a motion to approve the minutes of the September 14, 2009 regular Commission meeting as presented. Mr. Vasko seconded the motion.

VOTE: AYES: Christensen, Graber, Knowlton, Vasko and Wynkoop
 NAYS:
 ABSTAIN: Solomon
 Motion Carried.

Public Comment - None.

Public Hearings

Item 1. Zoning Amendment #ZA-09-05 Initiated by the Planning and Zoning Commission for properties located at 17 West Mound Street, 23 West Mound Street, 10 West Mound Street, 16 West Mound Street, 22 West Mound Street, 15 West Oak Street and 23 West Oak Street. The Amendment is to rezone the subject properties from General Commercial (GC) to Low Density Residential (R-3). Allan Neimayer, Planning & Zoning Administrator, gave the staff report.

Mr. Christensen opened the public hearing.

Julie Cecutti, 17 West Mound Street, stated that she is in favor of the rezoning. She believes there are currently enough properties in the Old Town that are General Commercial. She believes the historic residential area is a draw to our community. She believes that the Oak Street properties should also be involved in the rezoning.

Pat Burks, 29 West Mound Street, explained that he is for the rezoning. He wants to keep the street the way it is. He believes that allowing commercial development will decrease the value of the area.

Deb Burks, 29 West Mound Street, is opposed to having it zoned commercial.

Mary Nordstrom, 15 West Oak Street, stated that she supports the residential character of the neighborhood. She believes that the properties getting changed to residential would still allow for certain home businesses.

Fred Westbeld, 23 West Mound Street, is strongly in favor of the change to residential zoning.

Reno Robinett, 10 West Mound Street, supports the zoning change.

Susan Miller, 22 West Mound Street, agrees with everyone that this needs to be a residential zoned neighborhood.

Jeffery Bond, 146 Washington Street, agrees with the people. But he also thinks that there should be another commercial street in the Downtown area. This is the correct choice for this area.

Mr. Vasko made a motion to close the public hearing. Mr. Wynkoop seconded the motion.

VOTE: AYES: Knowlton, Solomon, Vasko, Wynkoop, Christensen and Graber
 NAYS:
 Motion Carried.

Mr. Neimayer noted that Mayor Ebert received a fax from Todd Weiser on September 17, 2009 indicating that Todd and Colleene Weiser also support the zoning amendment. The Weisers own property at 16 West Mound Street.

Mr. Wynkoop made a motion to recommend Application #ZA-09-05 be approved by Council. Mr. Graber seconded the motion.

VOTE: AYES: Solomon, Vasko, Wynkoop, Christensen, Graber and Knowlton
 NAYS:
 Motion Carried.

Item 2. Public Hearing

Public hearing on the proposed Future Land Use Map, Multi-Purpose Path Map and Thoroughfare Plan Update. Recommendation to be forwarded to Council. Mr. Neimayer gave the staff report.

Mr. Christensen opened the public hearing.

Jeffery Bond, 146 Washington Street, does not agree with the Land Use Map. He said it is not coordinated with surrounding communities.

Mr. Vasko made a motion to close the public hearing. Mr. Knowlton seconded the motion.

VOTE: AYES: Vasko, Wynkoop, Christensen, Graber, Knowlton and Solomon
 NAYS:
 Motion Carried.

Mr. Wynkoop made a motion to recommend the Future Land Use Map, Multi-Purpose Path Map and Thoroughfare Plan Update be approved by Council. Mr. Vasko seconded the motion.

VOTE: AYES: Wynkoop, Christensen, Graber, Knowlton, Solomon and Vasko
NAYS:
Motion Carried.

Item 3. Public Hearing

Public hearing on the proposed Amendment to the Preservation Guidelines. Recommendation to be forwarded to Council. Mr. Neimayer explained the proposed amendments.

Mr. Christensen opened the public hearing.

Jeffery Bond, 146 Washington Street, believes this is a step in the right direction.

Mr. Vasko made a motion to close the public hearing. Ms. Solomon seconded the motion.

VOTE: AYES: Christensen, Garber, Knowlton, Solomon, Vasko and Wynkoop
NAYS:
Motion Carried.

Mr. Vasko made a motion to recommend the proposed amendments to the Preservation Guidelines be adopted by Council. Ms. Solomon seconded the motion.

VOTE: AYES: Graber, Knowlton, Solomon, Vasko, Wynkoop and Christensen
NAYS:
Motion Carried.

Pending Items

1. Application #CU-09-01 Property Owner Sky Bank and Applicant John Burkemper for a property located at 6574 Winchester Boulevard, are requesting a Conditional Use Permit to allow for a Firestone Complete Auto Care service facility, which will service and sell automobile parts and tires. Mr. Neimayer gave a brief update on the application. John Burkemper and Tom Paul, Real Estate Development Manager for Bridgestone Retail Operations, representing Firestone Complete Auto Care, were present to give comments to the Commission.

Mr. Paul gave a presentation about the operations and background of the company. He then answered question that came up during the September 14, 2009 Planning and Zoning Commission meeting.

Mr. Graber made a motion to approve Application #CU-09-01 as presented. Ms. Solomon seconded the motion.

VOTE: AYES: Knowlton, Solomon, Wynkoop and Graber
NAYS: Vasko and Christensen
Motion Carried.

Old Business None.

New Business

1. Proposed Amendment regarding Donation Drop-Off Bins. Mr. Neimayer presented the changes to allow these types of Bins. Mr. Wynkoop stated that he thought this should go through the Zoning office as a permit with permission from the property owner. That it does not need to come

before the Planning and Zoning Commission. Mr. Neimayer stated that he would limit the permit to two years. And then it would have to be renewed. Mr. Graber asked if recycle bins would fall into this category as well. The Commission continued the discussion about the limitations of size and number of bins that would be allowed at each site as well and how often pick up is going to occur. Mr. Neimayer will work on another draft and have it for discussion at the next meeting.

Planning and Zoning Administrator's Report

1. Manifold & Phalor. Mr. Neimayer explained the issues with the drainage. And the changes with the site plan that had been previously approved.
2. Mr. Neimayer stated that he was approached about banner signs and the code states they are to be attached to a building. He noted other uses of banner signs that are on posts in the front yard. The question came up about banner signs being on posts and not attached to a building. The Commission was fine with banner signs being on posts. Mr. Neimayer will flag this item for future amendments to Chapter 1189 Signs.

Adjourn to Executive Session There was no need for an executive session.

Adjournment

Mr. Vasko made a motion to adjourn this regular meeting of the Planning and Zoning Commission. Mr. Wynkoop seconded the motion.

VOTE: AYES: Christensen, Graber, Knowlton, Solomon, Vasko and Wynkoop
 NAYS:
 Motion Carried.

Time Out: 8:46 p.m.

Date _____

Bill Christensen, Chairman

Jeff Graber, Secretary

NOTE: The minutes set forth herein are an extract of the Planning and Zoning Commission meeting. Anyone desiring a transcript of the complete minutes of the Planning and Zoning Commission meeting may obtain the same at a cost of \$10.00 per page.